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Non Encumbrances Certificate and detailed report on title

Ref. - An area of land 7 (Three) Cottahs 1 (One) Chittacks alongwith R.C.C. framed Super structure brick built G+4 storied building is under construction, lying and situated at premises No. 50, B.T. Road, P.S. Cossipore now sinthi, Kolkata – 700 050, within the limits of Kolkata Municipal Corporation, within the jurisdiction of A. D. S. R. Cossipore Dum Dum.

Owners of Property :- (1) SRI KAUSTAV MALLICK (2) SRI PRADIP KUMAR PAUL (2B) SRI AMAL KUMAR PAUL, (3) SMT. SHOVARA MONDAL, (4) SUBHAS CHANDRA PAUL, (5) SRI ASHOKE KUMAR PAUL, (6) SRI DILIP PAUL @ SRI DILIP KUMAR PAUL (7) SRI DIPAK PAUL @ DIPAK KUMAR PAUL (8) SRI SISIR KUMAR PAUL represented by the constituted Attorney (1) SRI TIRTHA BISWAS, (2) SRI SANKAR DEB, (3) SRI KSHITISH CHANDRA PANCHADHYEE partners of M/S BALAJI CREATION.

I have caused necessary searches in the Sub Registry Office of A.D.S.R. Cossipore Dum Dum for the period from 2002 to 2024, have inspected the official records and all other relevant documents in respect of the aforesaid property.

My Report is follows :-

WHEREAS One Ganapati Sur and one Kartick Chandra Sur, both since deceased jointly seized and possessed of an undivided 8/9th share of Premises No. 53, B. T. Road & 54/A, B. T. Road, Kolkata – 700050 and also the absolute owner of the Premises Nos. 51, B. T. Road, 51/1, B. T. Road and 173B, South Sinthee Road P.S. – Cossipore, Kolkata – 700050 and one Smt. Durgamoni Sur was the owner of the rest 1/9th undivided portion of Premises No. 53 and 54/A, B. T. Road, P.S. – Cossipore, Kolkata – 700050 with all right, title and interest whatsoever being free from all encumbrances.

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AND WHEREAS while the aforesaid Ganapati Sur, Kartick Chandra Sur and Smt. Durgamoni Sur jointly and collectively seized and possessed of the aforesaid properties as "Ejmali" with all right title and interest whatsoever subsequently some disputes and differences crop up amongst the aforesaid co-sharers regarding use, possession and peaceful enjoyment of the said joint properties, resulting which one of the co-shares namely Kartick Chandra Sur, on the 9th day of June 1969 filed a suit for partition and administration in respect of the aforesaid properties being numbered as Title Suit No. 54 of 1969 (Kartick Chandra Sur – vs – Ganapati Sur and Smt. Durgamoni Sur) in the then 1st Court of the Learned Assistant District Judge at Alipore, 24 Parganas.

AND WHEREAS during the pendency of the said Title Suit No. 54 of 1969, one of the co-sharers, Kartick Chandra Sur died intestate on the 10th day of September, 1975 leaving behind him surviving sole widow Smt. Malina Sur and two daughters namely (i) Miss Krishna Sur and (ii) Smt. Deepali Mallick wife of Dr. K. C. Mallick who jointly and collectively according to the Hindu Succession Act, 1956 became the owners of the estate left by the aid deceased Kartick Chandra Sur each having undivided one third share therein and they were duly substituted in place and stead of the said deceased Kartick Chandra Sur in the said Title Suit No. 54 of 1969 in the 1st Court of the Ld. Assistant District Judge at Alipore, District 24 Parganas.

AND WHEREAS during the pendency of the aforesaid partition suit one of the co-sharers Ganapati Sur died intestate on the 29th day of May, 1973 leaving behind him surviving sole widow Smt. Mrinalini Sur three sons namely (i) Biswaspati Sur, (ii) Sambhupati Sur, (iii) Alokpati Sur and five daughters namely (i) Smt. Ila Ghosh, wife of Sital Chandra Ghosh (ii) Sandhya Neogy wife of Ambuj Neogy, (iii) Smt. Arati Ghosh wife of Pran Nath Bikash Ghosh, (iv) Smt. Provati Paul wife of Ashoke Paul and (v) Miss Bharati Sur who jointly and collectively according to the Hindu Succession Act, 1956 become the owners of the estate left by the said deceased Ganapati Sur and they were duly substituted in place and stead of the said deceased Ganapati Sur in the said Title Suit No. 54 of 1969, in the 1st Court of the Ld. Assistant District Judge Alipore 24 Parganas.

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AND WHEREAS after lapse of few years on the basis of a compromising petition filed by the parties concerned the said partition and administration suit being Title Suit No. 54 of 1969 in the 1st Court of the Ld. Assistant District Judge at Alipore 24 Parganas was decreed finally on the 27th day of February 1989 in terms of the said compromise petition.

AND WHEREAS the said Smt. Malina Sur wife of Late Kartick Chandra Sur deceased on 14/10/1990.

AND WHEREAS said Smt. Deepali Mallick wife of Dr. K. C. Mallick and daughter of the Late Kartick Chandra Sur and Miss Krishna Sur daughter of the Late Kartick Chandra Sur were jointly and collectively allotted a piece and parcel of land measuring more or less 4 Cottahs 1 Chittack comprised in Premises No. 51, B. T. Road, P.S. – Cossipore, Kolkata – 700050 and also 13 Cottah land more or less comprised in Premises No. 53 and 54A, B. T. Road, Kolkata – 700050 and the same were mentioned in the Schedule – ‘A’ and shown in a map or plan annexed with the said final decree in T. S. No. 54 of 1969, passed by the 1st Court of the Ld. Assistant District Judge Alipore, 24 Parganas.

AND WHEREAS during the pendency of the said suit and before the final decree was passed as referred hereinabove Smt. Malina Sur died intestate on 14/10/1990 leaving behind her surviving two daughters namely Smt. Deepali Mallick and unmarried Miss Krishna Sur as her legal heirs and successors AND the undivided one third share of the said deceased Malina Sur devolved upon her said two daughters in undivided equal shares.

AND WHEREAS by virtue of the said final decree as partly recited hereinabove the said Smt. Deepali Mallick and Miss Krishna Sur jointly became the absolute owners in undivided equal shares in respect of the said total land measuring more or less 4 (Four) Cottah 1 Chittacks being the combined portion of Premises No. 51, B. T. Road, Kolkata – 700050 with all right title and interest and mutated their names in the assessment record of the Kolkata Municipal Corporation.

AND WHEREAS on 09/08/2006 one of the co-owner Deepali Mallick died intestate leaving behind her only son Kaustav Mullick is the legal heirs and successors of Late legal heirs and successors of Late Dipali Mallick.

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AND WHEREAS the aforesaid Miss Krishna Sur and Kaustav Mullick became the joint owner of undivided equal shares in respect of the said total land measuring more or less 4 (Four) Cottah 1 (One) Chittack being the combined portion of Premises No. 51, B. T. Road, Kolkata – 700050 and mutated their names in the assessment record of Kolkata Municipal Corporation and paid all taxes in their names.

AND WHEREAS one co-owner Miss Kirshna Sur died intestate on 28/02/2019 she was unmarried in her life time.

AND WHEREAS the said Kaustav Mullick has become the absolute owner of the said Premises No. 51, B. T. Road, Kolkata – 700050 total land measuring about 4 (Four) Cottah 1 (One) Chittacks more or less and mutated his name in the assessment record of Kolkata Municipal Corporation as absolute owner and paid all taxes in his name being Premises No. 51, B. T. Road, P.S. – Cossipore, Kolkata – 700050, under Ward No. 2, being Assessee No. 110020100059, within the jurisdiction of P.S. – Cossipore now Sinthee.

AND WHEREAS the Kaustav Mullick absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel land measuring an area land measuring about 4 (Four) Cottah 1 (One) Chittacks alongwith Pucca Old building measuring 600 Sq.ft. more or less lying and situated at Mouza – Sinthee Uttarpara, Dihi Panchannagram, Division – 1, Sub Division No. 14, Premises No. 51, B. T. Road, P.S. – Cossipore now Sinthi, Kolkata – 700050, within the limits of Kolkata Municipal Corporation Ward No. 002, Assessee No. 110020100059, within the jurisdiction of A. D. S. R. Cossipore Dum Dum, for his better enjoyment desired to develop the said property by constructing a new G+4 storied building thereon after demolishing the old existing structure on the said land but the said Kaustav Mullick had neither financial capacity nor technical knowledge in respect of construction of a G+4 storied building or to exploit the same commercially and for which they were in search of a person or firm, who can fulfill their said desire by constructing a new G+4 storied building upon the said property on the basis of the plan to be sanctioned by the concerned authority of the said Kolkata Municipal Corporation.

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AND WHEREAS the said Developer, (1) **SRI TIRTHA BISWAS** (2) **SRI SANKAR DEB** (3) **SRI KSHITISH CHANDRA PANCHADHYEE** partners of **M/S BALAJI CREATION** who is engaged in the line of business of promoting and/or developing of properties, knowing the intention of the said Vendor, Kaustav Mullick approached them to allow the said Developer to develop the said property and accordingly the said (1) **SRI TIRTHA BISWAS** (2) **SRI SANKAR DEB** (3) **SRI KSHITISH CHANDRA PANCHADHYEE** partners of **M/S BALAJI CREATION** had been mutually agreed after several discussion between themselves to develop the said property by erecting a new R.C.C. framed super structure brick built G+4 storied building thereon consisting of several self-contained residential flats/units, shops, staircase with other common areas, spaces, parts amenities and facilities relating thereto on the basis of the plan to be sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS upon consideration of the said proposal of the said Developer and for the purpose of development of the said property after demolishing the existing structure thereon said Kaustav Mullick entered into a registered Development Agreement with the said Developer herein containing several terms and conditions contained therein dated 15/12/2020 which was registered at A.D.S.R.O. Cossipore Dum Dum recorded in Book No. I, being No. 150602346 for the year 2020 and said Kaustav Mullick executed a registered Development Power of Attorney and in favour of (1) **SRI TIRTHA BISWAS** (2) **SRI SANKAR DEB** (3) **SRI KSHITISH CHANDRA PANCHADHYEE** partners of **M/S BALAJI CREATION** which was duly registered on 15/12/2020 in the office of the A.D.S.R.O. Cossipore Dum Dum and recorded therein Book No. I, Volume No. 1506-2020, Pages from 344860 to 344882, Being No. 150607394 for the year 2020.

AND WHEREAS One Smt. Amrita Moni Dasi purchased undivided piece and parcel of land measuring 3 Cottahs more or less under Lot – A, lying and situated at Mouza – Sinthee Uttar Para, Division – 1, Sub Division 14, Holding No. 171/172, P.S. – Cossipore, District 24 Parganas from Sri Durga Charan Sur by way of a Deed of Sale dated 26/09/1913.

AND WHEREAS after such purchase said Amrita Moni Dasi was the owner of the said property due to demarcated property she amicably partition her plot of land with another co-owner of the adjacent plot holder namely Amulya Charan Sur and Prannath Sur by a way of Deed of Partition in Bengali language dated 22/08/1921 registered at Cossipore Dum Dum recorded in Book No. I, Volume No. 11, Pages 175 to 178, being No. 789, for the year 1921.

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AND WHEREAS after such Deed of Partition dated 22/08/1921, Deed No. 789/1921 said Amrita Moni Dasi absolute owner of **ALL THAT** piece and parcel of land measuring about 3 Cottahs more or less lying and situated at Mouza – Sinthee Uttar Para, Division – 1, Sub Division 14, Premises No. 50, B. T. Road, P.S. – Cossipore, Calcutta – 700050 and she enjoyed the said property peaceably.

AND WHEREAS during the course of her enjoyment she died intestate leaving behind her two sons namely Satkari Paul & Kalicharan Paul as per Succession Act. It is pertinent to mention here that the husband of said Amrita Moni Dasi namely Hiralal Paul predeceased before the death of said Amrita Moni Dasi.

AND WHEREAS after such sad demise of Amrita Moni Dasi her legal heirs Satkari Paul alias Satcowri Paul & Kalicharan Paul were the joint owners of the said **ALL THAT** piece and parcel of land measuring about 3 Cottahs more or less lying and situated at Mouza – Sinthee Uttar Para, Division – 1, Sub Division 14, Premises No. 50, B. T. Road, P.S. – Cossipore, Calcutta – 700050 and during the course of their aforesaid enjoyment of the said Satkari Paul alias Satcowri Paul died intestate on 22/10/1969 leaving behind his wife namely Rani Bala Paul and one son namely Probodh Chandra Paul as his only legal heirs and successors.

AND WHEREAS said Rani Bala Paul and Probodh Chandra Paul became the co-owners of land measuring about 3 Cottahs more or less lying and situated at Mouza – Sinthee Uttar Para, Division – 1, Sub Division 14, Premises No. 50, B. T. Road, P.S. – Cossipore, Calcutta – 700050, within Calcutta Municipal Corporation now Kolkata Municipal Corporation.

AND WHEREAS said Rani Bala Paul also died intestate on 22/05/1974 leaving behind her only son namely Probodh Chandra Paul and said Probodh Chandra Paul became the co-owner of undivided share of property measuring about 3 Cottahs more or less lying and situated at Mouza – Sinthee Uttar Para, Division – 1, Sub Division 14, Premises No. 50, B. T. Road, P.S. – Cossipore, Calcutta – 700050, within Calcutta Municipal Corporation now Kolkata Municipal Corporation and he enjoyed the property peaceably.

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AND WHEREAS during the course of his aforesaid enjoyment of the said property said Probodh Chandra Paul died intestate on 19/02/1999 leaving behind his wife namely Sefali Paul and two sons namely Pradip Kumar Paul, Amal Kumar Paul and one daughter namely Sovana Mondal and subsequently said Sefali Paul also died intestate on 24/07/2003 leaving behind her two sons namely Pradip Kumar Paul, Amal Kumar Paul and one daughter Sovana Mondal as per Hindu Succession Act 1956 and they became the co-owners of total property measuring 3 Cottah more or less lying and situated at 50, B. T. Road, P.S. – Cossipore now Sinthi, Kolkata – 700050, Ward No. 002, within the Kolkata Municipal Corporation, Borough No. I.

AND WHEREAS the other co-owner son of Amrita Moni Dasi namely Kali Charan Paul by way inheritance got undivided share of the property and during the course of his enjoyment of the said Kalicharan Paul died intestate on 21/11/1952 leaving behind his son Bijon Behari Paul @ Bijon Behary Paul as his only legal heirs and successors as per Hindu Succession Act, 1956. It is also pertinent to mention here that the wife of said Kalicharan Paul namely Urmila Paul also predeceased (12/06/1946) before the death of said Kalicharan Paul.

AND WHEREAS said Bijon Behari Paul @ Bijon Behary Paul became the co-owner of property measuring about 3 Cottah more or less lying and situated at 50, B. T. Road, P.S. – Cossipore now Sinthi, Kolkata – 700050, Ward No. 002, within the Kolkata Municipal Corporation, Borough No. I by way of inheritance.

AND WHEREAS during the course of his aforesaid enjoyment of the said property said Bijon Behari Paul @ Bijon Behary Paul died intestate on 10/06/1982 leaving behind his wife namely Nilima Paul and five sons namely (1) Subhash Chandra Paul, (2) Ashok Kumar Paul, (3) Dilip Kumar Paul, (4) Dipak Kumar Paul, (5) Sisir Kumar Paul and three daughters namely Suchitra Ghosh, Sumitra Ghosh, Sujata Paul as his only legal heirs and successors and subsequently said Nilima Paul also died intestate on 06/01/2005 leaving behind her five sons namely (1) Subhash Chandra Paul, (2) Ashok Kumar Paul, (3) Dilip Kumar Paul, (4) Dipak Kumar Paul, (5) Sisir Kumar Paul and three daughters namely Suchitra Ghosh, Sumitra Ghosh, Sujata Paul as her only legal heirs and successors as per Hindu Succession Act 1956.



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AND WHEREAS by way of inheritance said (1) Subhash Chandra Paul, (2) Ashok Kumar Paul, (3) Dilip Kumar Paul, (4) Dipak Kumar Paul, (5) Sisir Kumar Paul (6) Suchitra Ghosh, (7) Sumitra Ghosh, (8) Sujata Paul became the joint co-owners of land measuring 3 Cottah more or less lying and situated at Premises No. 50, B. T. Road, P.S. – Cossipore now Sinthi, Kolkata – 700050, Ward No. 002, within the Kolkata Municipal Corporation, Borough No. I.

AND WHEREAS during the course of their enjoyment of the said property said Suchitra Ghosh, Sumitra Ghosh, Sujata Paul transferred their undivided share of the said property in favour of Sri Dilip Paul @ Dilip Kumar Paul by way of a Deed of Gift dated 28/09/2020 registered at A. D. S. R. Cossipore Dum Dum, recorded in Book No. I, Volume No. 1506-2020, Pages 245345 to 245372, being Deed No. 150605203 for the year 2020.

AND WHEREAS by way of above mentioned Deed and by way of inheritance said Owners herein i.e. Sri Pradip Kumar Paul, Sri Amal Kumar Paul, Sovana Mondal, Sri Subhas Chandra Paul, Sri Ashoke Kumar Paul, Sri Dilip Kumar Paul @ Dilip Paul, Sri Dipak Kumar Paul, Sri Sisir Kumar Paul has become the joint owners of the said Premises No. 50, B. T. Road, Kolkata – 700050 total land measuring about 3 (Three) Cottahs more or less and mutated their name in the assessment record of Kolkata Municipal Corporation as joint owners and paid all taxes in his name being Premises No. 50, B. T. Road, P.S. – Cossipore now Sinthee, Kolkata – 700050, under Ward No. 2, being Assessee No. 11002010047, within the jurisdiction of P.S. – Cossipore now Sinthee.

AND WHEREAS the said Sri Pradip Kumar Paul, Sri Amal Kumar Paul, Sovana Mondal, Sri Subhas Chandra Paul, Sri Ashoke Kumar Paul, Sri Dilip Kumar Paul @ Dilip Paul, Sri Dipak Kumar Paul, Sri Sisir Kumar Paul has become the absolute owner of the said Premises No. 50, B. T. Road, Kolkata – 700050 total land measuring about 3 (Three) Cottahs more or less and mutated their names in the assessment record of Kolkata Municipal Corporation as absolute owners and paid all taxes in his name being Premises No. 50, B. T. Road, P.S. – Cossipore, Kolkata – 700050, under Ward No. 2, being Assessee No. 11002010047, within the jurisdiction of P.S. – Cossipore now Sinthee.

AND WHEREAS the Sri Pradip Kumar Paul, Sri Amal Kumar Paul, Sovana Mondal, Sri Subhas Chandra Paul, Sri Ashoke Kumar Paul, Sri Dilip Kumar Paul @ Dilip Paul, Sri Dipak Kumar Paul, Sri Sisir Kumar Paul the vendors herein absolutely seized and possessed of and/or otherwise well and

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sufficiently entitled to **ALL THAT** piece and parcel land measuring an area land measuring about 3 (Three) Cottahs alongwith Pucca Old building measuring 1000 Sq.ft. more or less lying and situated at Mouza – Sinthee Uttarpara, Dihi Panchannagram, Division – 1, Sub Division No. 14, Premises No. 50, B. T. Road, P.S. – Cossipore now Sinthi, Kolkata – 700050, within the limits of Kolkata Municipal Corporation Ward No. 002, Assessee No. 11002010047, within the jurisdiction of A. D. S. R. Cossipore Dum Dum, (more fully and clearly described in the First Schedule written hereunder and hereinafter referred to as the “Said Property”), the said Sri Pradip Kumar Paul, Sri Amal Kumar Paul, Sovana Mondal, Sri Subhas Chandra Paul, Sri Ashoke Kumar Paul, Sri Dilip Kumar Paul @ Dilip Paul, Sri Dipak Kumar Paul, Sri Sisir Kumar Paul for better enjoyment desired to develop the said property by constructing a new G+4 storied building thereon after demolishing the old existing structure on the said land but the they had neither financial capacity nor technical knowledge in respect of construction of a G+4 storied building or to exploit the same commercially and for which they were in search of a person or firm, who can fulfill their said desire by constructing a new G+4 storied building upon the said property on the basis of the plan to be sanctioned by the concerned authority of the said Kolkata Municipal Corporation.

AND WHEREAS the said Developer, (1) **SRI TIRTHA BISWAS** (2) **SRI SANKAR DEB** (3) **SRI KSHITISH CHANDRA PANCHADHYEE** partners of **M/S BALAJI CREATION** a Partnership firm having its registered office at 28, Ramlal Banerjee Road, P.O.& P.S. – Baranagar, Kolkata – 700036, herein after referred to as the “Said Developer”), who is engaged in the line of business of promoting and/or developing of properties, knowing the intention of the said Sri Pradip Kumar Paul, Sri Amal Kumar Paul, Sovana Mondal, Sri Subhas Chandra Paul, Sri Ashoke Kumar Paul, Sri Dilip Kumar Paul @ Dilip Paul, Sri Dipak Kumar Paul, Sri Sisir Kumar Paul approached them to allow the said Developer to develop the said property and accordingly the said (1) **SRI TIRTHA BISWAS** (2) **SRI SANKAR DEB** (3) **SRI KSHITISH CHANDRA PANCHADHYEE** partners of **M/S BALAJI CREATION** had been mutually agreed after several discussion between themselves to develop the said property (more fully and particularly described and mentioned in the First Schedule hereunder written) by erecting a new R.C.C. framed super structure brick built G+4 storied building thereon consisting of several self-contained residential flats/units, shops, staircase with other common areas, spaces, parts amenities and facilities relating thereto on the basis of the plan to be sanctioned by the

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concerned authority of the said Kolkata Municipal Corporation at the costs, expenses and responsibility of the said Developer.

AND WHEREAS upon consideration of the said proposal of the said Developer and for the purpose of development of the said property after demolishing the existing structure thereon, the said Sri Pradip Kumar Paul, Sri Amal Kumar Paul, Sovana Mondal, Sri Subhas Chandra Paul, Sri Ashoke Kumar Paul, Sri Dilip Kumar Paul @ Dilip Paul, Sri Dipak Kumar Paul, Sri Sisir Kumar Paul entered into a registered Development Agreement with the said Developer herein containing several terms and conditions contained therein dated 15/12/2020 which was registered at A.D.S.R.O. Cossipore Dum Dum recorded in Book No. I, Volume No. 1506-2020, Pages from 344068 to 344114, being No. 150607371 for the year 2020 and they also executed a registered into a registered Development Power of Attorney and in favour of (1) **SRI TIRTHA BISWAS** (2) **SRI SANKAR DEB** (3) **SRI KSHITISH CHANDRA PANCHADHYEE** partners of M/S **BALAJI CREATION** which was duly registered on 15/12/2020 in the office of the A.D.S.R.O. Cossipore Dum Dum and recorded therein Book No. I, Volume No. 1506-2020, Pages from 344883 to 344917, Being No. 150607395 for the year 2020.

AND WHEREAS said Kaustav Mullick transferred **ALL THAT** undivided 10% share of piece or parcel of land measuring 6 Chittacks 22.5 Sq.ft. out of the Total land measuring about 4 Cottahs 1 Chittack more or less together with undivided 10% share of a 10 years old One Storied Cemented Flooring pucca building measuring about 60 Sq.ft. more or less out of Total pucca building measuring about 600 Sq.ft. more or less standing thereon, lying and situated at premises No. 51, B.T. Road, P.S. Cossipore now sinthi, Kolkata - 700 050, under ward No. 002, under the Kolkata Municipal Corporation, being Assessee No. 110020100059, Division - 1, sub-division - 14, Mouja - Sinthee Uttarpara, Dihi - Panchannagram, District North 24 parganas, within the jurisdiction of A. D. S. R. O. Cossipore Dum Dum in favour of (1) **SRI PRADIP KUMAR PAUL** (2) **SRI AMAL KUMAR PAUL** (3) **SMT. SHOVARA MONDAL** (4) **SUBHAS CHANDRA PAUL** (5) **SRI ASHOKE KUMAR PAUL** (6) **SRI DILIP PAUL @ SRI DILIP KUMAR PAUL** (7) **SRI DIPAK PAUL @ DIPAK KUMAR PAUL** (8) **SRI SISIR KUMAR PAUL** by way of Deed of Gift dated 20/01/2021 registered at A.D.S.R.O. Cossipore Dum Dum, recorded in Book No. I, Volume No. 1506-2021, Pages from 32458 to 32494, being No. 150600572 for the year 2021 and by way this aforesaid Deed of Gift said (1) **SRI KAUSTAV MALLICK**, (2) **SRI PRADIP KUMAR PAUL(2B)**

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SRI AMAL KUMAR PAUL, (3) SMT. SHOVARA MONDAL, (4) SUBHAS CHANDRA PAUL, (5) SRI ASHOKE KUMAR PAUL, (6) SRI DILIP PAUL @ SRI DILIP KUMAR PAUL, (7) SRI DIPAK PAUL @ DIPAK KUMAR PAUL, (8) SRI SISIR KUMAR PAUL became the joint owners of ALL THAT piece or parcel of land measuring 6 Chittacks 22.5 Sq.ft. out of the Total land measuring about 4 Cottahs 1 Chittack more or less together with undivided 10% share of a 10 years old One Storied Cemented Flooring pucca building measuring about 60 Sq.ft. more or less out of Total pucca building measuring about 600 Sq.ft. more or less standing thereon, lying and situated at premises No. 51, B.T. Road, P.S. Cossipore now sinthi, Kolkata – 700 050, under ward No. 002, under the Kolkata Municipal Corporation, being Assessee No. 110020100059, Division – 1, sub-division – 14, Mouja - Sinthee Uttarpara, Dihi - Panchannagram, District North 24 parganas, within the jurisdiction of A. D. S. R. O. Cossipore Dum Dum and they mutated their names in the assessment record of KMC, vide Assessee No. 110020100059, Premises No. premises No. 51, B.T. Road, P.S. Cossipore now sinthi, Kolkata – 700 050, under ward No. 002.

AND WHEREAS said (1) SRI PRADIP KUMAR PAUL (2) SRI AMAL KUMAR PAUL (3) SMT. SHOVARA MONDAL (4) SUBHAS CHANDRA PAUL (5) SRI ASHOKE KUMAR PAUL (6) SRI DILIP PAUL @ SRI DILIP KUMAR PAUL (7) SRI DIPAK PAUL @ DIPAK KUMAR PAUL (8) SRI SISIR KUMAR PAUL transferred ALL THAT undivided 10% share of piece or parcel of land measuring 4 Chittacks 36 Sq.ft. out of the Total land measuring about 3 Cottahs more or less together with undivided 10% share of a 10 years old One Storied Cemented Flooring pucca building measuring about 100 Sq.ft. more or less out of Total pucca building measuring about 1000 Sq.ft. more or less standing thereon, lying and situated at premises No. 50, B.T. Road, P.S. Cossipore now sinthi, Kolkata – 700 050, under ward No. 002, under the Kolkata Municipal Corporation, being Assessee No. 110020100047, Division – 1, sub-division – 14, Mouja - Sinthee Uttarpara, Dihi - Panchannagram, District North 24 parganas, within the jurisdiction of A. D. S. R. O. Cossipore Dum Dum in favour of SRI KAUSTAV MALLICK by way of Deed of Gift dated 20/01/2021 registered at A.D.S.R.O. Cossipore Dum Dum, recorded in Book No. I, Volume No. 1506-2021, Pages from 32495 to 32530, being No. 150600573 for the year 2021 and by way this aforesaid Deed of Gift said (1) SRI KAUSTAV MALLICK, (2) SRI PRADIP KUMAR PAUL, (3) SRI AMAL KUMAR PAUL, (4) SMT. SHOVARA MONDAL, (5) SUBHAS CHANDRA PAUL, (6) SRI ASHOKE KUMAR PAUL, (7) SRI DILIP PAUL @ SRI DILIP KUMAR PAUL, (8) SRI DIPAK PAUL @ DIPAK KUMAR PAUL, (9) SRI SISIR KUMAR PAUL became the

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Ranajit Shaw

Advocate
High Court Calcutta



Chamber : 76F, South Sinthee Road, Kolkata-70 030
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(12)

joint owners of ALL THAT piece or parcel of land measuring about 3 Cottahs more or less aalongwith pucca building measuring about 1000 Sq.ft. more or less standing thereon, lying and situated at premises No. 50, B.T. Road, P.S. Cossipore now sinthi, Kolkata – 700 050, under ward No. 002, under the Kolkata Municipal Corporation, being Assessee No. 110020100047, Division – 1, sub-division – 14, Mouja - Sinthee Uttarpara, Dihi - Panchannagram, District North 24 parganas, within the jurisdiction of A. D. S. R. O. Cossipore Dum Dum and they mutated their names in the assessment record of KMC, vide Assessee No. 110020100047, Premises No. 50, B.T. Road, P.S. Cossipore now sinthi, Kolkata – 700 050, under ward No. 002.

AND WHEREAS that the said **two plots** of land mentioned **are adjacent being** premises No. 51, B.T. Road, P.S. Cossipore now sinthi, Kolkata – 700 050, under ward No. 002, under the Kolkata Municipal Corporation, being Assessee No. 110020100059, and premises No. 50, B.T. Road, P.S. Cossipore now sinthi, Kolkata – 700 050, under ward No. 002, under the Kolkata Municipal Corporation, being Assessee No. 110020100047 and for the better enjoyment and use of the plots of land the said Developer i.e. (1) **SRI TIRTHA BISWAS**, (2) **SRI SANKAR DEB**, (3) **SRI KSHITISH CHANDRA PANCHADHYEE** partners of **M/S BALAJI CREATION** in the name of the said land owners amalgamated the said two premises into a single Premises No. 50, B. T. Road, P.S. – Sinthi, vide Assessee No. 110020100047, Kolkata – 700050 by paying proper taxes to the concerned authority of KMC dated 25/11/2021.

AND WHEREAS the said Developer, (1) **SRI TIRTHA BISWAS** (2) **SRI SANKAR DEB** (3) **SRI KSHITISH CHANDRA PANCHADHYEE** of their own costs and arrangements but in the name of the said land lords (1) **SRI KAUSTAV MALLICK**(2) **SRI PRADIP KUMAR PAUL**(3) **SRI AMAL KUMAR PAUL**(4) **SMT. SHOVARA MONDAL**(5) **SUBHAS CHANDRA PAUL**(6) **SRI ASHOKE KUMAR PAUL**(7) **SRI DILIP PAUL @ SRI DILIP KUMAR PAUL**(8) **SRI DIPAK PAUL @ DIPAK KUMAR PAUL**, (9) **SRI SISIR KUMAR PAUL** submitted for sanction of a building plan before the said Kolkata Municipal Corporation with an object to construct a G+4 storied building upon the said property and concerned authority of the said Kolkata Municipal Corporation duly sanctioned vide Building Permit No. 2023010053, dated 05/08/2023 the said building plan (hereinafter referred to as the **SAID PLAN**) by allowing to construct a R. C.C.

Ranajit Shaw Adv



23/05/24

Ref.....

Date :.....

(13)

framed Super structure brick built G+4 storied building upon the said property on the basis of the said plan.

AND WHEREAS after getting the said plan the said Developer (1) **SRI TIRTHA BISWAS** (2) **SRI SANKAR DEB** (3) **SRI KSHITISH CHANDRA PANCHADHYEE** duly constructing a new R.C.C. framed Super structure brick built G+4 storied building upon the said property consisting several self-contained residential Flats/ Garages/ Units, staircase with other common areas, spaces, parts amenities and facilities connected and/or related thereto (hereinafter referred to as the **SAID BUILDING**).

The said (1) **SRI KAUSTAV MALLICK**(2) **SRI PRADIP KUMAR PAUL**(3) **SRI AMAL KUMAR PAUL**(4) **SMT. SHOVARA MONDAL**(5) **SUBHAS CHANDRA PAUL**(6) **SRI ASHOKE KUMAR PAUL**(7) **SRI DILIP PAUL @ SRI DILIP KUMAR PAUL**(8) **SRI DIPAK PAUL @ DIPAK KUMAR PAUL**, (9) **SRI SISIR KUMAR PAUL** became the joint owners of the above mentioned land and also mutated as a recorded owner in Municipal Office and paid the relevant taxes up to date.

I hereby that the above mentioned land of (1) **SRI KAUSTAV MALLICK**(2) **SRI PRADIP KUMAR PAUL**(3) **SRI AMAL KUMAR PAUL**(4) **SMT. SHOVARA MONDAL**(5) **SUBHAS CHANDRA PAUL**(6) **SRI ASHOKE KUMAR PAUL**(7) **SRI DILIP PAUL @ SRI DILIP KUMAR PAUL**(8) **SRI DIPAK PAUL @ DIPAK KUMAR PAUL**, (9) **SRI SISIR KUMAR PAUL** are free from all sorts of encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Ranajit Shaw Adv
RANAJIT SHAW
ADVOCATE
HIGH COURT, CALCUTTA

Reg no - F/673/628/2015

Government of West Bengal
Office of the COSSIPORE DUMDUM (A.D.S.R.)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 22-05-2024

Serial No of Application	1506005201/2024	Search No	1506005201/2024
Search for the Years	From 2002 To 2024	Record Available	From 28/10/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Sinthi, , Premises: 50, Road: B.T. Road		
From whom Received	R Shaw		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 22/-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 50, Road: B.T. Road, , Ward: 002	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No : Khatian: Zone: (From 13 to 46, 49, 50, 52,277,279, 282,284 -- Rest of B.T. Road)	Area of Land : 0.928126 decimal (405 Sqft) Area of Structure: 188 Sq Ft
Deed Details :		Deed No: I-150605203/2020, Query No: 15062001172897/2020, Serial No: 1506005302/2020, Page: 245345 - 245372, Date of Registration: 28/09/2020, Date of Completion: 30/09/2020,		
2	District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 50, Road: B.T. Road, , Ward: 002	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : Khatian: Zone: (From 13 to 46, 49, 50, 52,277,279, 282,284 -- Rest of B.T. Road)	Area of Land : 4.95 decimal (3 Katha) Area of Structure: 1000 Sq Ft
Deed Details :		Deed No: I-150607371/2020, Query No: 15062001671458/2020, Serial No: 1506007506/2020, Page: 344068 - 344114, Date of Registration: 15/12/2020, Date of Completion: 18/12/2020,		
3	District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 50, Road: B.T. Road, , Ward: 002	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : Khatian: Zone: (From 13 to 46, 49, 50, 52,277,279, 282,284 -- Rest of B.T. Road)	Area of Land : 4.95 decimal (3 Katha) Area of Structure: 1000 Sq Ft
Deed Details :		Deed No: I-150607395/2020, Query No: 15068001692598/2020, Serial No: 1506007529/2020, Page: 344883 - 344917, Date of Registration: 15/12/2020, Date of Completion: 18/12/2020,		
4	District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 50, Road: B.T. Road, , Ward: 002	Property Type: Land Transaction: [0204] Gift, Gift in f/o others except family members, Government, Local Body	Plot No : Khatian: Zone: (From 13 to 46, 49, 50, 52,277,279, 282,284 -- Rest of B.T. Road)	Area of Land : 0.495 decimal (4 Chatak,36 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-150600573/2021, Query No: 15062000063128/2021, Serial No: 1506000583/2021, Page: 32495 - 32530, Date of Registration: 20/01/2021, Date of Completion: 25/01/2021,		
5	District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 50, Road: B.T. Road, , Ward: 002	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No : Khatian: Zone: (From 13 to 46, 49, 50, 52,277,279, 282,284 -- Rest of B.T. Road)	Area of Land : 4.95 decimal (3 Katha)
Deed Details :		Deed No: I-150601559/2021, Query No: 15062000312449/2021, Serial No: 1506001600/2021, Page: 66980 - 67008, Date of Registration: 10/02/2021, Date of Completion: 11/02/2021,		

<p>6 District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 50, Road: B.T. Road, , Ward: 002</p>	<p>Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property</p>	<p>Plot No : Khatian: Zone: (From 13 to 46, 49, 50, 52,277,279, 282,284 -- Rest of B.T. Road)</p>	<p>Area of Land : 11.6531 decimal (7 Katha, 1 Chatak)</p>
<p>Deed Details :</p>		<p>Deed No: I-150613001/2021, Query No: 15062002514343/2021, Serial No: 1506013387/2021, Page: 535230 - 535260, Date of Registration: 03/12/2021, Date of Completion: 23/12/2021,</p>	
<p>7 District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 50, Road: B.T. Road, , Ward: 002</p>	<p>Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property</p>	<p>Plot No : Khatian: Zone: (From 13 to 46, 49, 50, 52,277,279, 282,284 -- Rest of B.T. Road)</p>	<p>Area of Land : 0.314394 decimal (137.19 Sqft)</p>
<p>Deed Details :</p>		<p>Deed No: I-150602675/2022, Query No: 15062000586013/2022, Serial No: 1506002623/2022, Page: 116710 - 116741, Date of Registration: 23/02/2022, Date of Completion: 25/02/2022,</p>	
<p>8 District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 50, Road: B.T. Road, , Ward: 002</p>	<p>Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property</p>	<p>Plot No : Khatian: Zone: (From 13 to 46, 49, 50, 52,277,279, 282,284 -- Rest of B.T. Road)</p>	<p>Area of Land : 11.6531 decimal (7 Katha, 1 Chatak)</p>
<p>Deed Details :</p>		<p>Deed No: I-150604657/2022, Query No: 15062000994177/2022, Serial No: 1506004658/2022, Page: 228292 - 228306, Date of Registration: 29/03/2022, Date of Completion: 05/04/2022,</p>	



(Mr Kaustava Dey)

A.D.S.R. COSSIPORE DUMDUM

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

Government of West Bengal
Office of the COSSIPORE DUMDUM (A.D.S.R.)

Receipt for fees deposited for Search
Form - 1556

Date of Application: 22-05-2024

Serial No of Application 1506005202/2024 **Search No** 1506005202/2024
Search for the Years From 2002 To 2024 **Record Available** From 28/10/2010 onwards
Property to be Searched District: North 24-Parganas, PS: Sinthi, , Premises: 51, Road: B.T. Road
From whom Received R Shaw
Fees Paid under Articles F1(i) 2/- F1(ii) 22 /-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 51, Road: B.T. Road, , Ward: 002	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : Khatian: Zone: (KMC area -- KMC area)	Area of Land : 6.70313 decimal (4 Katha,1 Chatak) Area of Structure: 600 Sq Ft
Deed Details :		Deed No: I-150600800/2020, Query No: 15060000147078/2020, Serial No: 1506000826/2020, Page: 41969 - 42010, Date of Registration: 03/02/2020, Date of Completion: 05/02/2020,		
2	District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 51, Road: B.T. Road, , Ward: 002	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : Khatian: Zone: (No. 1 to 9, 11,12, 47, 48, 51, 278 -- 283)	Area of Land : 6.70313 decimal (4 Katha,1 Chatak) Area of Structure: 600 Sq Ft
Deed Details :		Deed No: I-150607370/2020, Query No: 15062001655025/2020, Serial No: 1506007505/2020, Page: 344033 - 344067, Date of Registration: 15/12/2020, Date of Completion: 18/12/2020,		
3	District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 51, Road: B.T. Road, , Ward: 002	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : Khatian: Zone: (No. 1 to 9, 11,12, 47, 48, 51, 278 -- 283)	Area of Land : 6.70313 decimal (4 Katha,1 Chatak) Area of Structure: 600 Sq Ft
Deed Details :		Deed No: I-150607394/2020, Query No: 15068001692529/2020, Serial No: 1506007528/2020, Page: 344860 - 344882, Date of Registration: 15/12/2020, Date of Completion: 18/12/2020,		
4	District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 51, Road: B.T. Road, , Ward: 002	Property Type: Land Transaction: [0204] Gift, Gift in f/o others except family members, Government, Local Body	Plot No : Khatian: Zone: (No. 1 to 9, 11,12, 47, 48, 51, 278 -- 283)	Area of Land : 0.670313 decimal (6 Chatak,22.5 Sqft) Area of Structure: 60 Sq Ft
Deed Details :		Deed No: I-150600572/2021, Query No: 15062000061802/2021, Serial No: 1506000582/2021, Page: 32458 - 32494, Date of Registration: 20/01/2021, Date of Completion: 25/01/2021,		
5	District: North 24-Parganas, PS; Sinthi, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 51, Road: B.T. Road, , Ward: 002	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No : Khatian: Zone: (No. 1 to 9, 11,12, 47, 48, 51, 278 -- 283)	Area of Land : 6.70313 decimal (4 Katha,1 Chatak)
Deed Details :		Deed No: I-150601558/2021, Query No: 15062000311880/2021, Serial No: 1506001599/2021, Page: 66949 - 66979, Date of Registration: 10/02/2021, Date of Completion: 11/02/2021,		




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